

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

47 Marrbridge Road, Moorabbin Vic 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,549,000 & \$1,649,000

Median sale price

Median price \$1,326,000 Property Type House Suburb Moorabbin

Period - From 01/07/2025 to 30/09/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	15 Perry St MOORABBIN 3189	\$1,550,000	15/11/2025
2	18 Hill St BENTLEIGH EAST 3165	\$1,567,000	15/11/2025
3	17 Hamer St MOORABBIN 3189	\$1,616,000	18/10/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/12/2025 15:30

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Indicative Selling Price

\$1,549,000 - \$1,649,000

Median House Price

September quarter 2025: \$1,326,000



5 2 4

Property Type: House

Comparable Properties



15 Perry St MOORABBIN 3189 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,550,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)



18 Hill St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,567,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 636 sqm approx

17 Hamer St MOORABBIN 3189 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,616,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604